178.0	0007	0024.A	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card /	Total Parcel
APPRAISED:	738,400 /	738,400
USE VALUE:	738,400 /	738,400
ASSESSED:	738,400 /	738,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
101		DOW AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MACKLER ANDREW--ETAL
Owner 2:	COHEN AMY
Owner 3:	
Street 1:	101 DOW AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .193 Sq. Ft. of land mainly classified as One Family with a Raised Ranch Building built about 1970, having primarily Wood Shingle Exterior and 2413 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 9 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8400.000	268,000		470,400	738,400
Total Card	0.193	268,000		470,400	738,400
Total Parcel	0.193	268,000		470,400	738,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 305.98 | /Parcel: 305.98

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	121031
GIS Ref	
GIS Ref	
Insp Date	10/22/08

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 178.0-0007-0024.A

!14031!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	268,000	0	8,400.	470,400	738,400		Year end	12/23/2021
2021	101	FV	268,000	0	8,400.	470,400	738,400		Year End Roll	12/10/2020
2020	101	FV	268,000	0	8,400.	470,400	738,400	738,400	Year End Roll	12/18/2019
2019	101	FV	247,600	0	8,400.	470,400	718,000	718,000	Year End Roll	1/3/2019
2018	101	FV	247,600	0	8,400.	396,500	644,100	644,100	Year End Roll	12/20/2017
2017	101	FV	247,600	0	8,400.	362,900	610,500	610,500	Year End Roll	1/3/2017
2016	101	FV	247,600	0	8,400.	309,100	556,700	556,700	Year End	1/4/2016
2015	101	FV	228,400	0	8,400.	268,800	497,200	497,200	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	18:12:46

LAST REV

Date	Time
04/11/19	17:45:00

danam

USER DEFINED

Prior Id # 1:	121031
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 14031

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	1081-125		5/1/1991		200,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/11/2018	1895	Re-Roof	16,200	C				
12/20/2017	1667	Redo Bat	30,918	C				
3/21/2017	298	Inter Fi	8,300	C				

ACTIVITY INFORMATION

Date	Result	By	Name
10/22/2008	Meas/Inspect	189	PATRIOT
3/10/2000	Inspected	276	PATRIOT
1/4/2000	Mailer Sent		
12/27/1999	Measured	163	PATRIOT
7/22/1993		AJS	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8400		Sq. Ft.	Site		0	70.	0.80	7									470,400						470,400	

Total AC/HA:	0.19284	Total SF/SM:	8400	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	470,400	Spl Credit		Total:	470,400

EXTERIOR INFORMATION

Type:	18 - Raised Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1970	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	2	Rating:	Good

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	29.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	29.9	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	1.00989902
Adj $ / SQ:	129.520
Other Features:	91400
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	382312
Depreciation:	114311
Depreciated Total:	268001

COMMENTS

EX SINK IN BATHROOM.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1									# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals	RMs:	9	BRs:	3	Baths:	1	HB						

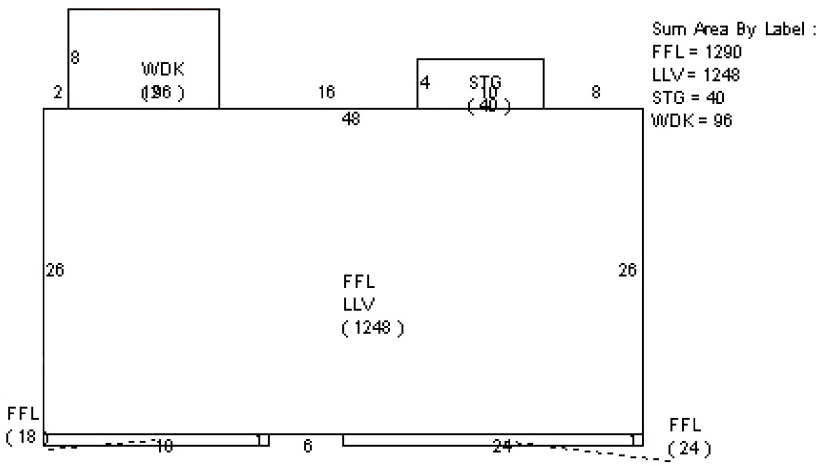
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	3	
Totals			
1	9	3	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,290	129.520	167,080
LLV	Lower Level	1,248	97.630	121,836
WDK	Deck	96	16.160	1,551
STG	Storage	40	11.110	444
	Net Sketched Area:	2,674	Total:	290,911
Size Ad	1290	Gross Area	2674	FinArea 2413

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
LLV	100	FLA	90	A	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	129.52
Special Features:	0	Val/Su Net:	100.22
Final Total:	268000	Val/Su SzAd	207.75

MOBILE HOME

Make:		Model:		Serial #		Year:	Color:

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	10X8	A	AV	1988	0.00	T	24.8	101						

More:	N	Total Yard Items:		Total Special Featues:	Total:

PARCEL ID

178.0-0007-0024.A

IMAGE

AssessPro Patriot Properties, Inc